

Property Details for 1745 South Front Street

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Profile Information

Property Alias

Property Owner

Private

ACRES Property ID

169861

Property Address

1745 South Front Street Cuyahoga Falls, OH 44221

Size

.99

Parcel Numbers

0217769

Latitude/Longitude

41.128927 / -81.484063

Congressional District

13

Property Contact

Auker, Karla

auker.karla@epa.gov

440-250-1741

Property Location



Property Progress

Assessment



Clean Up



Institutional Controls in Place



Engineering Controls in Place



Ready for Anticipated Use



Redevelopment Underway



CAs Associated with this Property

CA Name	CA #	State	Type	Announ Year
Northeast Ohio Four Cty Regional Plng and Dvp Org	BF00E01085	OH	Assessment	2012

Assessment Activities at this Property

Activity	EPA Funding	Start Date	Completion Date
Phase I Environmental Assessment	\$1,614.00	12/17/2013	02/25/2014
Phase I Environmental Assessment	\$1,614.00	12/17/2013	02/25/2014

Activity	EPA Funding	Start Date	Completion Date
Phase I Environmental Assessment	\$1,614.00	12/17/2013	02/25/2014
Phase II Environmental Assessment	\$20,693.00	12/17/2013	02/25/2014
Phase II Environmental Assessment	\$20,693.00	12/17/2013	02/25/2014
Phase II Environmental Assessment	\$20,693.00	12/17/2013	02/25/2014

Is Cleanup Necessary? **Yes**

EPA Assessment Funding: **\$66,921.00**

Leveraged Funding:

Total Funding: **\$66,921.00**

Contaminants and Media

Contaminant Found

Arsenic
Cadmium (Cd)
Chromium (Cr)
Lead
Mercury
Other Metals
PCBS
Petroleum Products
Selenium (Se)
VOCs

Remediating Action for Contaminants

NOT Cleaned up
NOT Cleaned up
NOT Cleaned up
NOT Cleaned up
NOT Cleaned up
NOT Cleaned up
NOT Cleaned up
NOT Cleaned up
NOT Cleaned up
NOT Cleaned up

Media Affected

Ground Water
Soil

Remediating Action for Media

NOT Cleaned up
NOT Cleaned up

Cleanup Activities

Start Date	EPA Funding	Completion Date	CA	Acco Cour
02/01/2015			Northeast Ohio Four Cty Regional Plng and Dvp Org	

Cleanup/Treatment Implemented:
Cleanup/Treatement Categories:
Addl Cleanup/Treatment info:
Address of Data Source:
Total ACRES Cleaned Up: .99
Number of Cleanup Jobs Leveraged: 50
EPA Cleanup Funding:
Leveraged Funding: \$100,000.00
Cost Share Funding:
Total Funding: \$100,000.00

Institutional and Engineering Controls

Indicate whether Institutional Controls are required

No

Categories of Controls

Additional Institutional Controls Information

Address of Data Source (URL if available)

Are Institutional Controls in Place

Date Institutional Controls were put in place

Indicate whether Engineering Controls are required

No

Categories of Controls

Additional Engineering controls information

Address of Data Source (URL if available)

Indicate whether Engineering Controls are in place

Date Engineering Controls were put in place

Redevelopment and Other Leveraged Accomplishments

Start Date	Leveraged Funding	CA	Completion Date
03/02/2015	\$10,000,000.00	Northeast Ohio Four Cty Regional Plng and Dvp Org	03/19/2015

Number of Redevelopment Jobs Leveraged:

Actual Acreage of Greenspace Created:
Leveraged Funding:

Additional Property Attributes

Property Highlights

The Property had been developed and utilized for various industrial purposes since at least 1884. These operations included: driver manufacturing, rubber manufacturing, oiling, pickling, annealing, tinning, and wire drawing. The southern portion of the Property was associated with used auto sales and the northern portion of the Property housed transformers and a switch house for the north adjoining site (1783 Front Street). Historic industrial operations likely included the use of hazardous substances and/or petroleum products. All contaminants found were below Ohio VAP standards except for arsenic and trimethylbenzene. If residential land use is possible, soil removal or engineering controls are recommended to address vapor migration to indoor air concerns. Soil testing after final grading for arsenic concentrations is also recommended. About 9 million dollars in leveraged funds have been committed. A cleanup was performed in early 2015 and construction is under way. Subject property will be part of a large mixed use residential/commercial development. 7/21/16-- construction of the mixed use residential/commercial development is ongoing. Job information will be entered upon completion.

Former Use: A vacant auto repair garage is located on the property. The Property was developed for industrial use since at least 1884 until early 1900s. Records show first use of the property as a warehouse with an engine room and wheel house. Activities may have been related to an adjoining property in use as "The Falls River Machine Company, Wooden Pulley Manufacturing." Later, operations on the Property included pickling, tinning, annealing and ovens, an oil house, shipping and packing. Use of the property as an auto garage occurred in the early 1900s. The Property was redeveloped as a parking lot some time between 1931 and 1948. The existing auto repair garage was constructed on the Property in 1977. Prior owners were Ray Thomas and Don Sitts.

Predominant Past Usage

Commercial (.75)

What types of funding are being used on this property?

Hazardous & Petroleum

State and Tribal Program Information

Date No Further Action Letter Received

Date Letter/Signed Report Received from a Qualified Professional

Other Cleanup Documentation



LAST UPDATED ON FEBRUARY 8, 2017